



# PLANNING COMMISSION SUMMARY OF ACTIONS

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December 13, 2001

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PRESENT: Commissioners Alcorn, DuBois, Harsel, Kelso, Koch, Moon, Murphy, Palatiello, Smyth, Wilson

ABSENT: Commissioners Byers and Hall

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The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr.

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## COMMISSION MATTERS

Chairman Murphy noted that this was the last meeting for the year 2001. He said that the Commission had a successful and busy year, holding 66 meetings, 29 committee meetings and 3 workshops. He added that 258 public hearings had been held on land use items and Zoning Ordinance Amendments with testimony from over 500 citizens, and that 111 "feature shown" determinations had been made.

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Chairman Murphy bid farewell to Hunter Mill Commissioner John Palatiello. He noted that Commissioner Palatiello had been appointed to the Commission in 1993 to fill the unexpired term of Commissioner David Bobzien, and had been reappointed in 1997 by Hunter Mill Supervisor Robert Dix. During his tenure on the Commission, Chairman Murphy noted that Commissioner Palatiello had served on the Public Utilities Committee, the Policy and Procedures Committee, the Capital Improvement Program Committee; the Governor's HOV Task Force; the Dulles Corridor Area Study Task Force; the Transportation Advisory Committee Transit and TDM Working Group; the Baseball Stadium Site Selection Task Force; and as the 2001 ex-officio member of the Dulles Corridor Land Use Task Force. Chairman Murphy said Commissioner Palatiello would be greatly missed and that he would be honored at an official farewell part in the near future.

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Commissioner Kelso informed the Commission that the Lee District Association of Civic Organizations held their annual banquet on Tuesday, December 11, 2001. He said that Bobbie and Joe Johnson had received the Lee District Citizenship Award; Sy Berdux had received a leadership award for his work as the President of the Southeast Fairfax Development Corporation; and that James Zook, the Director of Planning and Zoning, had received the professional service award.

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Chairman Murphy announced his intent to defer the public hearing on SE-01-S-028, Gesher School, from January 17, 2002 to February 13, 2002.

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Commissioner Alcorn announced that the January meetings for Residential Development Criteria Committee would be held on January 9, January 17 and January 24, 2002.

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PCA-81-C-005 - CATHOLIC DIOCESE OF ARLINGTON (ST. VERONICA PARISH)

PCA-78-C-024 - CATHOLIC DIOCESE OF ARLINGTON (ST. VERONICA PARISH)

SE-97-Y-006 - CATHOLIC DIOCESE OF ARLINGTON (ST. VERONICA PARISH)

(Decision Only - Public hearing was held on December 12, 2001)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-78-C-024 AND PCA-81-C-005, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED NOVEMBER 29, 2001.

Commissioner Palatiello seconded the motion which carried by a vote of 8-0-2 with Commissioners Alcorn and Wilson abstaining; Commissioners Byers and Hall absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-97-Y-006, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED NOVEMBER 28, 2001, WITH THE FOLLOWING CHANGES:

CONDITION NUMBER 7: DELETE THE FOLLOWING FROM THE FIRST SENTENCE: "NO LIGHTING SHALL BE PROVIDED FOR THE OUTDOOR PLAYING FIELDS."

CONDITION NUMBER 15: MODIFY IT SO IT ALSO PERMITS "THE VISIBLE SURFACES OF THE BUILDING FAÇADE AND THE ROOF FORMS TO BE CONSTRUCTED IN SUCH A MANNER AND IN SUCH FINISHES AS MAY BE APPROVED BY THE ARCHITECTURAL REVIEW BOARD."

DELETE THE LAST SENTENCE OF NOTE 9 OF THE APPLICANT'S SPECIAL EXCEPTION PLAT AND INSERT THE FOLLOWING SENTENCE: "THE CONSERVATION EASEMENT MAY BE REPLACED BY A SECOND POND LOCATED IMMEDIATELY WEST OF THE SOUTH PARKING BAY, OR ON THE ADJOINING PARCEL."

Commissioner Palatiello seconded the motion which carried by a vote of 8-0-2 with Commissioners Alcorn and Wilson abstaining; Commissioners Byers and Hall absent from the meeting.

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ARCHITECTURAL RENDERINGS, RESTON SQUARE (PCA/DPA-B-846) (Hunter Mill)

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION DETERMINE, IN ACCORDANCE WITH THE STAFF RECOMMENDATION, THAT THE ARCHITECTURAL DETAILS SUBMITTED ATTACHED TO A MEMO DATED DECEMBER 11, 2001, BE DETERMINED ESSENTIALLY EQUIVALENT TO THOSE PROFFERED IN PCA/DPA-B-846.

Commissioners Kelso and DuBois seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioners Byers and Hall absent from the meeting.

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SE-01-H-027 - TRIZECHAHN RESTON II, L.L.C.

Commissioner Palatiello MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE SE-01-H-027, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED NOVEMBER 28, 2001, WITH THE FOLLOWING NEW CONDITION ADDED: "AS DETERMINED BY DPWES, THE APPLICANT SHALL ESCROW SUFFICIENT FUNDS TO PROVIDE AN ADDITIONAL THROUGH LANE ALONG THE RESTON PARKWAY FRONTAGE OF THE PROPERTY, REPLACE CURB AND GUTTER, AND RELOCATE THE TRAIL ALONG RESTON PARKWAY."

Commissioners Kelso and Wilson seconded the motion which carried unanimously with Commissioners Byers and Hall absent from the meeting.

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2232-S01-24 - SPRINT PCS

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE 2232-S01-24.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Kelso, Moon and Palatiello not present for the vote; Commissioners Byers and Hall absent from the meeting.

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2232-H01-19 - VERIZON WIRELESS, AT&T WIRELESS SERVICES AND NEXTEL COMMUNICATIONS

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION FIND THAT APPLICATION 2232-H01-19 FAILS TO MEET THE CRITERIA IN THE FAIRFAX COUNTY COMPREHENSIVE PLAN WITH REGARD TO CHARACTER, LOCATION AND EXTENT.

Commissioner Smyth seconded the motion which carried by a vote of 8-0-1 with Commissioner Koch abstaining; Commissioner Moon not present for the vote; Commissioners Byers and Hall absent from the meeting.

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The meeting was adjourned at 12:05 a.m.  
cPeter F. Murphy, Jr., Chairman